

Prepared by and return to:
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SHERRI L. McCALLA AND HILDA JANE ROANE
681 BANKSTON ROAD
NESBIT, MS 38651
PHONE: 662-449-0994
Business Phone: N/A

GRANTORS

TO

QUITCLAIM DEED WITH LIFE ESTATE

JOE D. WILBANKS
2323 McIngvale Road, Apt. #1406
HERNANDO, MS 38632
PHONE: 662-429-2887
Business Phone: N/A

GRANTEES

INDEXING INSTRUCTIONS:

Lot 4 of the Williams Tract containing 3.0 acres located in part of the Northeast Quarter of Section 30, Township 2 South, Range 7 West, DeSoto County, Mississippi.

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, SHERRI L. McCALLA AND HILDA JANE ROANE, do hereby convey and quitclaim unto JOE D. WILBANKS, *a life estate* in the hereinafter described real property retaining unto ourselves the fee simple title to the said real property, said real property being located in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 4 of the Williams Tract containing 3.0 acres in part of the Northeast Quarter of Section 30, Township 2 South, Range 7 West, DeSoto County, Mississippi. BEGINNING at the intersection of the center line of Pleasant Hill Road and the East line of Section 30, Township 2 South, Range 7 West, thence North 2633.13 feet along the centerline of Swinnea Road to the intersection of Bankston Road, said point being the Northeast Corner of Lot 1 of the Williams Tract; thence South 1 degree 4 minutes East 608 feet along Swinnea Road to the Southeast Corner of Lot 2 of the Williams Tract thence South 2 degrees 06

minutes East 304.0 feet along said Swinnea Road to the Southeast Corner of Lot 3 and the Point of Beginning for the following lot; thence South 89 degrees 07 minutes West 434.44 feet to the Southwest Corner of Lot 3 and a point in the West line of the Williams Tract; thence South 2 degrees 18 minutes East 301.0 feet along the West line of said tract to a point; thence North 89 degrees 07 minutes East 433.39 feet to a point in Swinnea Road; thence North 2 degrees 06 minutes West 301.0 feet to the Point of Beginning and containing 3.0 acres, more or less.

Being the same property conveyed to Hilda Roane by virtue of a Special Warranty Deed dated 12/7/07 recorded in Deed Book 574, Page 768 in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, it is the intention of this deed for the Grantors to retain fee simple ownership of the above described property but give unto the Grantee, Joe D. Wilbanks, a life estate therein. By way of further explanation, Hilda Jane Roane is the survivor of Horace D. Roane who died on or about January 24th, 2005.

WITNESS our signatures this the 1 day of August, 2009.

Sherri L. McCalla
SHERRI L. McCALLA
Hilda Jane Roane
HILDA JANE ROANE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named SHERRI L. McCALLA AND HILDA JANE ROANE, who acknowledged that they signed and delivered the above and foregoing QUITCLAIM DEED on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

1st GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the
day of August, 2009.

Elise B. Amos
Notary Public

